



FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828 TOWSON, MARYLAND 21204

February 17, 1989

Description to Accompany  
A Zoning Petition for a  
Special Exception.

RE: Peterson Property  
Joppa Road  
(Service Garage)

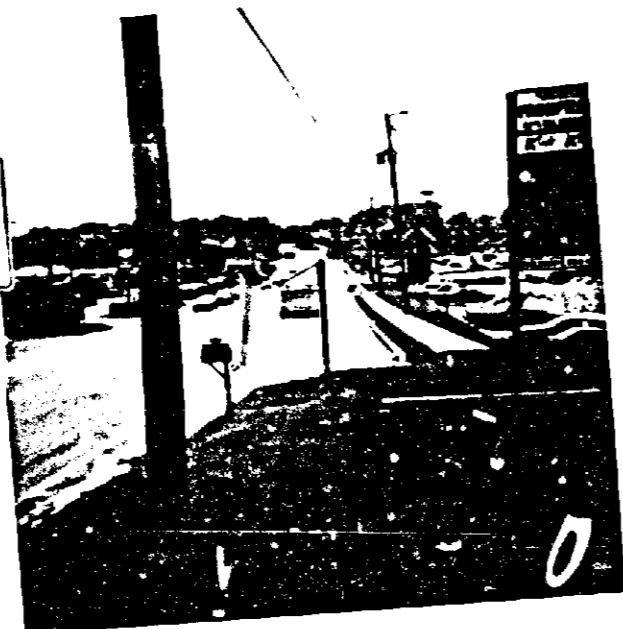
Beginning at a point located South 81° 00' 00" West 179 feet of the point of intersection of the centerline of Bel Air Road with a projection of the centerline of Joppa Road thence in a counterclockwise direction:

- 1 - North 35° 40' 00" East 213.12 feet
  - 2 - North 87° 57' 20" West 199.75 feet
  - 3 - South 05° 39' 20" West 196.22 feet and
  - 4 - North 81° 00' 00" East 95.87 feet to the place of beginning.
- Containing 0.64 acres of land more or less.

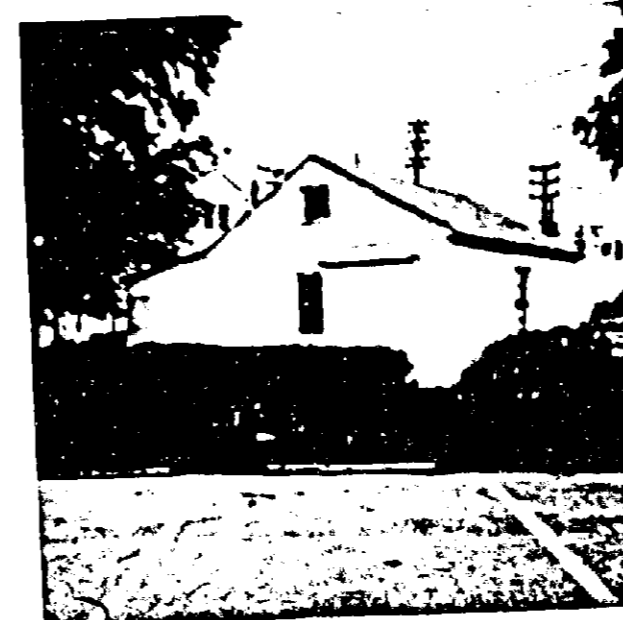


(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)

PETITIONER(S) EXHIBIT (2)



PETITIONER(S) EXHIBIT (2)



G

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th  
Posted for: Special Exception  
Petitioner: William J. Peterson, et al.  
Location of property: N/S Joppa Rd. 128' x 161' x 128' x 161'  
Location of Sign: Joppa Rd. 128' x 161' x 128' x 161'  
Remarks: Property of William J. Peterson, et al.  
Posted by: William J. Peterson  
Number of Signs: 1  
Date of return: 4/15/89

PLEASE PRINT CLEARLY

Petitioner(S) SIGN-IN SHEET

NAME	ADDRESS
E. HARRISON STONE, ESQ.	102 W. PENNA. AVE. TOWSON, MD 21204
Thomas M. McElroy	128' x 161' x 128' x 161' Joppa Rd. 128' x 161' x 128' x 161'
JAMES M. KLINE	303 AUBURN AVE. TOWSON, MD 21204

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Bentley H. Harris	4127 Brookfield Rd. 21202
Victor E. Marshall	4135 Brookfield Rd. 21202

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

3/9/89  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204  
Zoning Item # 353, Zoning Advisory Committee Meeting of March 14, 1989  
Property Owner: William J. Peterson, et al.  
Location: 4142 East Joppa Rd. District: 11  
Water Supply: Metro Sewage Disposal: Metro  
COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 687-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 687-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 687-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 687-3745.
- ( ) Soil percolation tests, have been conducted, must be conducted.  
( ) The results are valid until  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
( ) shall be valid until  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 687-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 687-2762.
- ( ) Others: Drainage from interior service bays is to be directed to sanitary sewer via oil separator.

Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204  
(801) 887-3353  
J. Robert Haines  
Zoning Commissioner

Mr. & Mrs. William J. Peterson  
617 Debaugh Avenue  
Towson, Maryland 21204  
Re: Petition for Special Exception  
CASE NUMBER: 89-447-X  
55 Joppa Road, 179' W of Bel Air Road  
4142 E. Joppa Road  
Petitioner(s): William J. Peterson, et al.  
HEARING SCHEDULED: FRIDAY, MAY 12, 1989 at 9:00 a.m.

Dear Petitioner(s):  
Please be advised that \$157 is due for advertising and posting of the above referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.  
THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.  
Please make your check payable to Baltimore County, Maryland and bring it along with the sign and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.  
Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each such set not returned.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 057975  
DATE: 5/15/89 ACCOUNT: P-01-615-000  
AMOUNT: \$ 82.37  
RECEIVED FROM: William J. Peterson  
FOR: RA for 5/15/89 Hearing 89-447-X  
B 8121\*\*\*\*\*32738-12345  
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Classified Advertising Works 997-4800  
PUBLIC NOTICES  
NOTICE OF HEARING  
The public information meeting will be held on April 18, 1989 at 7:00 p.m. at the Hearing Room, Middle School Auditorium located at 2001 Secor Lane, Baltimore, Maryland 21213.  
A copy of the complete permit renewal application form was forwarded to the Baltimore City and Baltimore County Health Departments. This site is approximately 1.56 miles from the intersection of Joppa Road and Bel Air Road, and is located on the east side of Joppa Road, between the intersection of Joppa Road and Bel Air Road, and is located on the east side of Joppa Road, between the intersection of Joppa Road and Bel Air Road.  
To place your Classified ad call: (301) 237-2410  
For Classified Display rates call: 337-2400

LEGALS

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property located in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Petition for Zoning Variance Case number: 89-447-X  
ES, 55 Joppa Road, 179' W of Bel Air Road, 4142 E. Joppa Road  
Petitioner(s): William J. Peterson, et al.  
HEARING SCHEDULED: FRIDAY, MAY 12, 1989 at 9:00 a.m.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 20, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 13, 1989.

NORTHEAST TIMES  
THE JEFFERSONIAN

S. Zeke Olson  
Publisher

this is correct version

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 19, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 13, 1989.

THE JEFFERSONIAN

S. Zeke Olson  
Publisher

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Petitioner(s): William J. Peterson, et al.  
HEARING SCHEDULED: FRIDAY, MAY 12, 1989 at 9:00 a.m.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333  
J. Robert Haines  
Zoning Commissioner

March 23, 1989

## NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception  
CASE NUMBER: 89-447-X  
S/S Joppa Road, 179' W c/l Belair Road  
4142 E. Joppa Road  
Petitioner(s): William J. Peterson, et ux  
HEARING SCHEDULED: FRIDAY, MAY 12, 1989 at 9:00 a.m.

Special Exceptions Service Garage

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. & Mrs. Peterson  
E. Harrison Stone, Esq.  
File

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

April 21, 1989



Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building,  
Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 279, 353, 354, 365, 366, and 373.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lab

RECEIVED  
APR 28 1989  
ZONING OFFICE

## 89-447-X BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
15th day of March, 1989.

Petitioner: William J. Peterson, et ux  
Petitioner's Attorney: E. Harrison Stone  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.,  
Towson, Maryland 21204

E. Harrison Stone, Esquire  
102 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No. 353, Case No. 89-447-X  
Petitioner: William J. Peterson, et ux  
Petition for Special Exception

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dear Mr. Stone:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. William J. Peterson

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

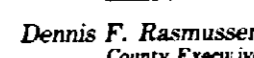
J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: William J. Peterson

Location: 4142 East Joppa Road

Item No.: 353

Zoning Agenda: 03/14/89



Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
Special Inspection Division

NOTED &  
APPROVED:

Fire Prevention Bureau

/j1

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: May 11, 1989

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-447-X  
Item No. 353

Re: William J. Peterson, et ux

The Petitioners request a special exception for a service garage. In reference to this request, staff offers the following comments:

A CRG meeting or waiver would be required for the proposed project. The approved zoning plan should conform to the approved CRG plan and the final landscape plan.

Because of the proximity of the site and entrance to the Belair Road intersection, this office would like to see an area reserved on the west side of the site for a possible future alignment of an entrance to tie in with the shopping center and eventual elimination of the entrance as shown.

Signage, not detailed here, should conform to Section 413, Baltimore County Zoning Regulations. This office will not support a sign variance and prefers that only one free standing sign be used, not the two as shown.

A landscape plan must be approved prior to the issuance of any building permits.

A:51289.txt Pg.1

## ROYSTON, MUELLER, McLEAN & REID

ATTORNEYS AT LAW

SUITE 600  
103 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575

(301) 823-1800

TELECOPIER FAX (301) 828-7859

OF COUNSEL  
CARROLL W. ROYSTON  
H. ANTHONY MUELLER  
JOHN I. ASKEW  
EUGENE W. CUNNINGHAM, JR.

October 2, 1989

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
Towson, MD 21204

Attn: J. Robert Haines, Zoning Commissioner

Re: S/S Joppa Road, 179' W of the c/l of Belair Road  
(4142 East Joppa Road)  
11th Election District - 6th Councilmanic District  
William J. Peterson, et ux - Petitioners  
Case No. 89-447-X

Dear Commissioner Haines:

When you issued your favorable Opinion in the above matter on May 31, 1989, it contained three errors which we thought were insignificant. Very simply, they were a reference to the property as "4141 East Joppa Road", when the number should have been 4142; the property, itself, was shown as consisting of "1.92" acres, when the plat and testimony in the proceedings indicated it was .64 acres; and finally, one of the proposed tenants was referred to as "Tune and Lube" when it should have been "Precision Tune."

When I originally discussed this matter with the Zoning Office, I was advised there would be no problems in connection with the issuance of permits, etc. A proposed tenant, now, has requested that I obtain some written clarification from you that these errors have been noted in the file and that nothing further needs to be done.

## ROYSTON, MUELLER, McLEAN & REID

October 2, 1989  
J. Robert Haines,  
Zoning Commissioner for Baltimore County  
Page 2

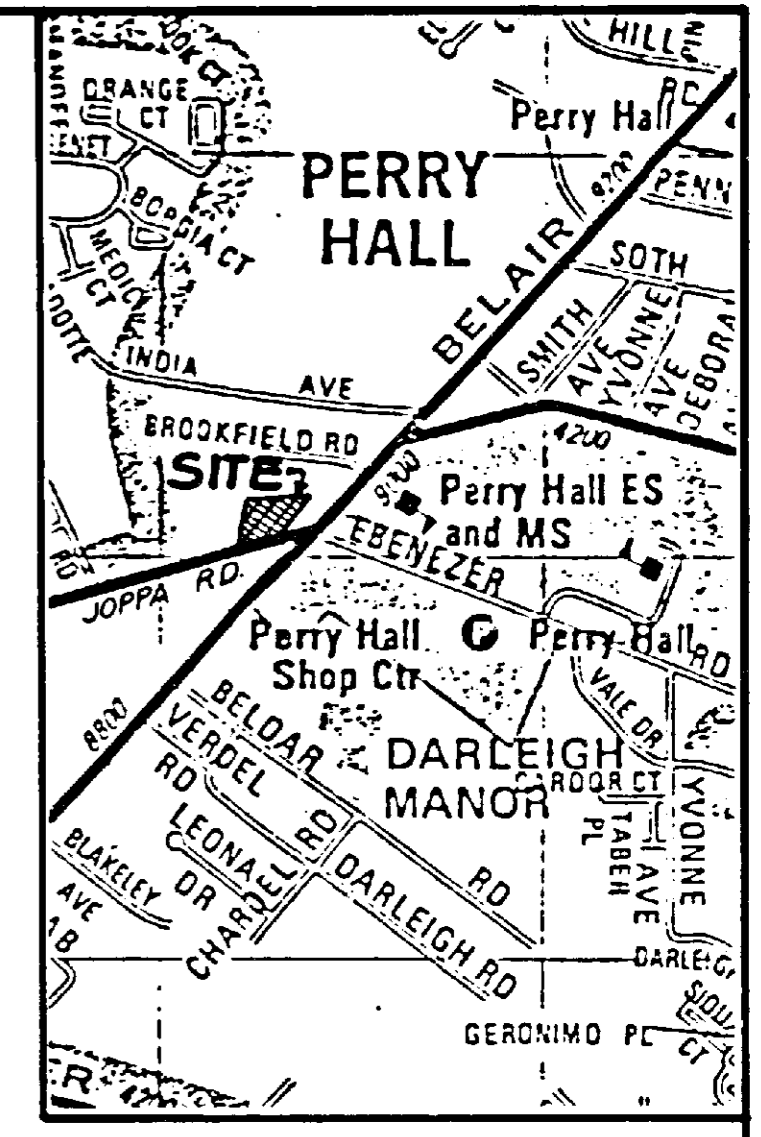
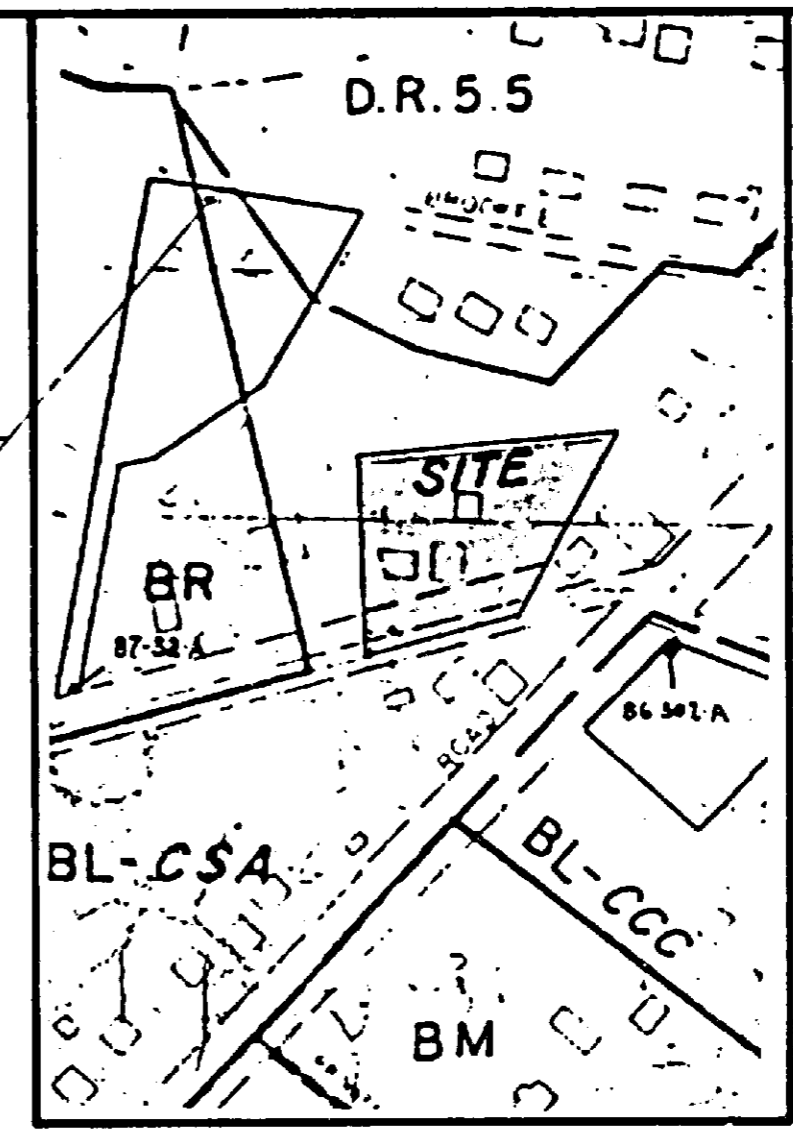
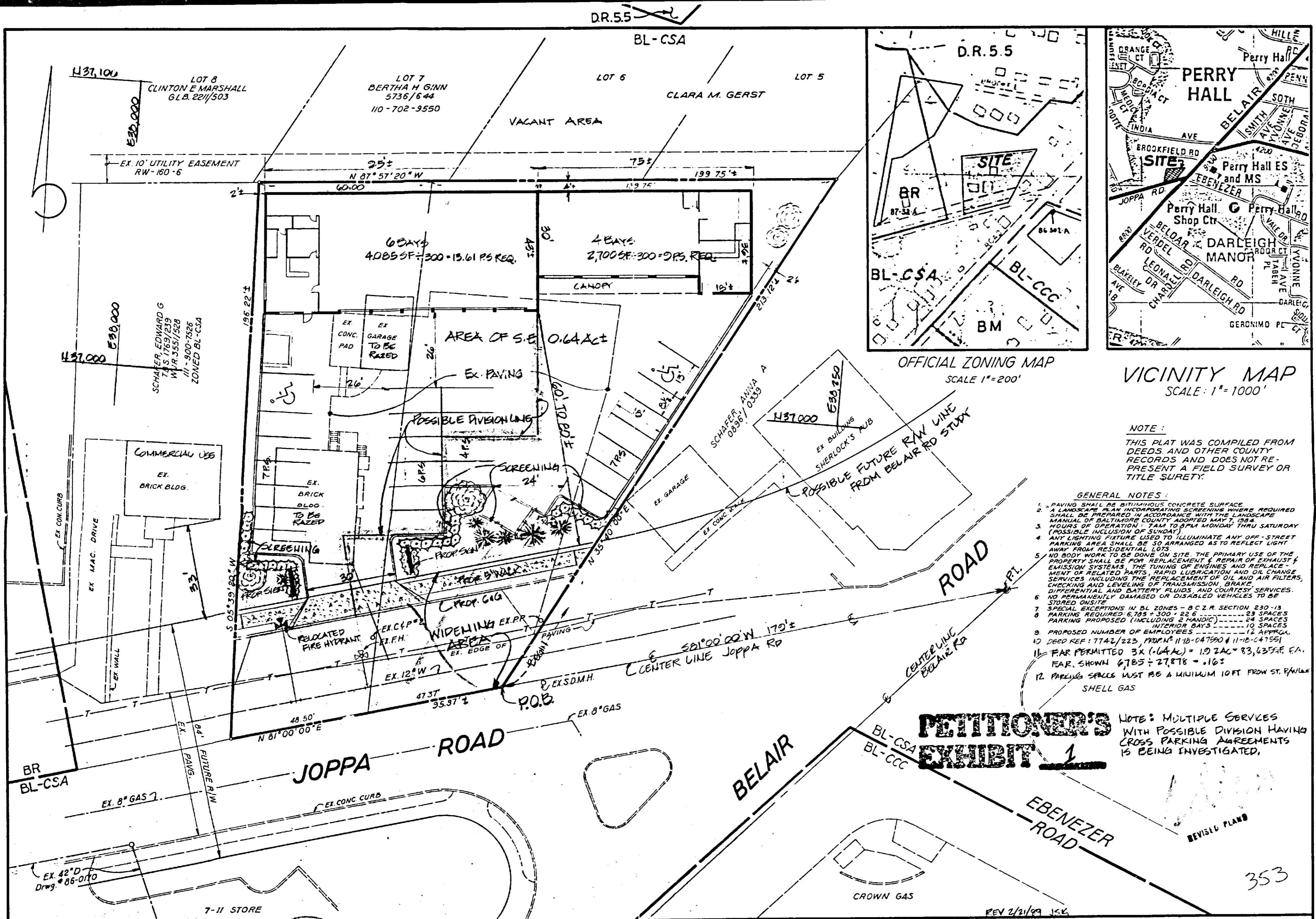
Thank you for your assistance in this matter. A copy of your original Opinion is enclosed for your ready reference.

Sincerely yours,

*E. Harrison Stone*  
E. Harrison Stone

EHS:kag  
Enclosure

cc: Mr. William J. Peterson  
Mr. Thomas Mueller



OFFICIAL ZONING MAP  
SCALE 1" = 200'

VICINITY MAP  
SCALE 1" = 1000'

NOTE:  
THIS PLAT WAS COMPILED FROM  
DEEDS AND OTHER COUNTY  
RECORDS AND DOES NOT RE-  
PRESENT A FIELD SURVEY OR  
TITLE SURETY.

- GENERAL NOTES:
1. PAVING SHALL BE BITUMINOUS CONCRETE SURFACE.
  2. A LANDSCAPE PLAN INCORPORATING SCREENING WHERE REQUIRED SHALL BE PREPARED IN ACCORDANCE WITH THE LANDSCAPE MANUAL OF BALTIMORE COUNTY ADOPTED MAY 7, 1984.
  3. HOURS OF OPERATION: 7 AM TO 8 PM MONDAY THRU SATURDAY (POSSIBLE INCLUSION OF SUNDAY).
  4. ANY LIGHTING FIXTURE USED TO ILLUMINATE ANY OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM RESIDENTIAL LOTS.
  5. NO BODY WORK TO BE DONE ON SITE. THE PRIMARY USE OF THE PROPERTY SHALL BE FOR REPLACEMENT & REPAIR OF EXHAUST & EMISSION SYSTEMS, THE TUNING OF ENGINES AND REPLACEMENT OF RELATED PARTS, RAPID LUBRICATION AND OIL CHANGE SERVICES INCLUDING THE REPLACEMENT OF OIL AND AIR FILTERS, CHECKING AND LEVELING OF TRANSMISSION, BRAKE, DIFFERENTIAL AND BATTERY FLUIDS, AND COURTESY SERVICES. NO PERMANENTLY DAMAGED OR DISABLED VEHICLES TO BE STORED ON-SITE.
  6. SPECIAL EXCEPTIONS IN BL ZONES - B.C.Z.R. SECTION 230-13.
  7. PARKING REQUIRED: 6,785 ÷ 300 = 22.6
  8. PARKING PROPOSED (INCLUDING 2 HANDICAP) = 24 SPACES
  9. PROPOSED NUMBER OF EMPLOYEES = 10 SPACES
  10. DEED REF: 7742/223, PROP. NO. 11-10-047590 & 11-10-047551
  11. FAR PERMITTED 3X (1.64A) = 1.92 ZAC = 83,635 SF. F.A. FAR SHOWN 6,785 ÷ 27,878 = .163
  12. PARKING SPACES MUST BE A MINIMUM 10 FT FROM ST. R/W LINE.

NOTE: MULTIPLE SERVICES  
WITH POSSIBLE DIVISION HAVING  
CROSS PARKING AGREEMENTS  
IS BEING INVESTIGATED.

**PETITIONER'S  
EXHIBIT 1**

**GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120



**OWNER**  
WILLIAM J. PETERSON &  
CATHERINE A. PETERSON  
617 DEBAUGH AVE  
TOWSON MD. 21204

PLAT TO ACCOMPANY  
A PETITION  
FOR A SPECIAL EXCEPTION  
FOR SERVICE GARAGE  
USE IN A BL ZONE

**ZONING PLAT  
PETERSON PROPERTY**  
4142 E. Joppa Rd.

BALTIMORE COUNTY, MD.  
SCALE: 1" = 20'  
ELECTION DISTRICT 11  
DECEMBER 15, 1988